

## ATTACHMENT 2

### EXHIBIT B – CONDITIONS OF APPROVAL

#### **Approved Development**

1. This approval authorizes a Minor Use Permit to allow the construction and operation of an unmanned wireless communications facility. The project consists of the following improvements:
  - a) Increase the height of the existing parapet feature by 4-feet with radio transparent material that will be textured and painted to match the existing building;
  - b) The Installation of one (1) new 24" high x 12" wide cylindrical antenna, mounted within the extended parapet at a centerline height of 25'-3" above ground level;
  - c) Installation of nine (9) remote radio units (RRUs), one (1) equipment cabinet, and associated equipment all to be located within the extended parapet;
  - d) Installation of one (1) electric meter within an existing utility room located within the rear of the building, and approximately 190 linear feet of power conduit run in the attic space of the existing building, to connect the antenna located in the parapet feature to the proposed electric meter located within the utility room; and
  - e) The site is accessed from existing County maintained roads. No new access road improvements are necessary.
2. All development shall be consistent with the approved site plan, antenna and equipment layout plan, and architectural elevations.

#### **Conditions required to be completed at the time of application for construction permits**

##### ***Site Development***

3. **At the time of application for construction permits**, the applicant shall submit plans consistent with the approved site plan, equipment plan, antenna layout plan, and architectural elevations.
4. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect or Engineer of Record unless exempted by the Business and Professions Code.
5. **At the time of application for construction permits**, plans submitted shall be subject to the currently adopted California Building Codes.

#### **Conditions required to be completed prior to issuance of construction permits**

##### ***Condition Compliance Coordinator***

6. **Prior to issuance of a construction permit**, a "condition compliance" sheet shall be added to the construction plans that include a complete copy of the final conditions of approval for the project.
7. **Prior to issuance of a construction permit**, the applicant shall identify a Condition Compliance Coordinator (CCC) to ensure all conditions of approval requirements are met. The CCC shall be the County's contact and shall be responsible to ensure all requirements are met. A pre-construction meeting shall take place between the CCC and the County to review the application and establish the responsibility and authority of the participants.

***Aesthetic/Visual Resources***

8. **Prior to issuance of a construction permit**, the applicant shall submit a color board for all proposed improvements (including, but not limited to the equipment and antenna screens). The color(s) to be used shall match the finish and appearance of the existing building.
9. **Prior to issuance of a construction permit**, the applicant shall submit a materials board for the proposed radio transparent material that will be used to increase the height of the rooftop parapet feature. The material to be used shall match the architectural style, finish, and texture of the existing building siding.

***Fire Safety***

10. **Prior to issuance of construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

***Hazards/Hazardous Materials***

11. **Prior to issuance of a construction permit**, the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed wireless communications facility to the County Environmental Health office for review and approval.

***Site Restoration***

12. **Prior to issuance of a construction permit**, the applicant shall post a performance agreement and financial instrument with the County in an amount commensurate with the cost of facility removal and site restoration. The performance agreement and financial instrument shall be released by the County at the time the facility is removed and the site is restored.

**Conditions to be completed during project construction**

***Fire Safety***

13. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in the construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

**Conditions to be completed prior to occupancy or final building inspection/establishment of the use**

14. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
15. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

***Aesthetic/Visual Resources***

16. **Prior to final inspection**, the applicant shall paint all proposed improvements (including, but not limited to the equipment and antenna screens) the color and finish approved by the Department of Planning and Building. Repainting shall occur as necessary.

***Explanatory Warning Signs for Occupational Exposures***

17. **Prior to final inspection**, explanatory warning signs\* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site equipment enclosure gate and on or at the antenna such that they would be readily visible from any angle of approach to persons who might need to work near the antenna. (\*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas).

***Fire Safety***

18. **Prior to final inspection**, the applicant shall meet all applicable Cal Fire requirements.

***Hazardous Materials***

19. **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

***Condition Compliance***

20. **Prior to final inspection**, the CCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

**On-going conditions of approval**

21. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
22. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
23. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

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### **Access**

24. Site access for construction and maintenance shall be from existing roads only. No road improvements shall occur.

### **Aesthetic/Visual Resources**

25. The approved colors shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
26. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

### **Co-location**

27. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.

### **Electric and Magnetic Fields**

28. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

### **Lighting**

29. No exterior lighting is approved for the project.